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United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Riverside

other names/site number Hall, Dudley P., House

2. Location

street & number Lily Pond Road not for publication

city or town Lyndon vicinity

state Vermont code VT county Caledonia code 005 zip code 05851

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Euri Roberts
Signature of certifying official/Title

5/16/93
Date

Vermont State Historic Preservation Office

State of federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper

Helena Bryan **Entered in the National Register**

Date of Action

6/17/93

Riverside
Name of Property

Caledonia County, VT
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
1		sites
1		structures
		objects
4		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
AGRICULTURE/agricultural outbuilding
AGRICULTURE/agricultural processing

Current Functions
(Enter categories from instructions)

EDUCATION/school
RECREATION & CULTURE/theater

7. Description

Architectural Classification
(Enter categories from instructions)

Italianate

Materials
(Enter categories from instructions)

foundation granite
walls weatherboard
roof asphalt
other wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1866-67

c. 1880

Significant Dates

1866-67

c. 1880

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Ropes, George, Jr.

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Riverside School, Lyndon, VT

Riverside
Name of Property

Caledonia County, VT
County and State

10. Geographical Data

Acreage of Property + 8 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 1 | 8 | 2 | 62 | 0 | 00 | 4 | 9 | 3 | 3 | 0 | 4 | 0 |
Zone Easting Northing
2 | | | | | | | | | | | | | | | |

3 | | | | | | | | | | | | | | | |
Zone Easting Northing
4 | | | | | | | | | | | | | | | |

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Deborah Noble, Cara Berryman, Brian Woods

organization Deborah Noble Associates date May 1992

street & number P.O. Box 106 telephone (802) 695-2507

city or town Concord state VT zip code 05824

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Board of Directors, Riverside School

street & number Lily Pond Road telephone (802) 626-8552

city or town Lyndonville state VT zip code 05851

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Riverside, Caledonia County,
Vermont

opening onto the driveway at the opposite side. At the center of the circular space was a fountain surrounded by a flower garden. Two tall Norway spruce at the entrance to the driveway and a large white pine to the southwest of the house remain from original plantings. The immediate environs of the house and barns were historically separated from fields by a white, wood fence with four horizontally spaced boards typical of horse fencing.

The farmstead estate includes the following resources:

1. Dudley P. Hall House, 1866 - 1867

Exterior, D.P. Hall House

This 2 story, hip-roofed, Italianate style house with a belvedere and veranda has a 2-1/2 story, gable-roofed wing and a 1-1/2 story, gable-roofed wing projecting to the east. The 3x2 bay main block measures 28'x 32' and has a granite block foundation and clapboard siding with 3-1/2 " exposure. A bracketed belvedere with a finial and twin, interior brick chimney stacks with corbelled caps rise prominently from the shallow, hip roof clad with asphalt shingles and distinguished by a central front, gable wall dormer.

The well-balanced facade of the main block is articulated with plain cornerboards and projecting eaves having a molded box cornice with dentils. Sash is generally 2/2 with symmetrically molded trim, bold cornice cap moldings and flanking louvered wood shutters. Variations in the generally symmetrically placed fenestration include: an original, one story, polygonal bay window typical of the style projecting from the right flank of the south front facade, an original, Italianate style window that has paired 1/1 sash and is centered on the south front of the second story, and two small windows (one with a roundheaded-arched opening) with 1/1 sash set off-center on each story on the north rear facade added c. 1962.¹ Storm windows were added to the

¹ Photograph, c. 1962, Riverside Historical Collection. The photograph shows no small windows and a gable roofed bulkhead occupies the space of the lower of the two windows currently present.

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interior of the house c. 1977 in order to retain the original exterior appearance.

The principal entrance centered on the south front facade is emphasized by a central, gable wall dormer pierced with a lunette having radiating muntins; the whole creating the impression of a central pavilion. The eaves detail of the hip roof continues across the face of the dormer from each side to lend a partial pediment effect to the composition as well as adding to the sense of a central pavilion. One of the most distinctive Italianate style features of the house is the entrance, set in a surround of compound bolection molding. It is highlighted by double-leafed doors each having arched, frosted, etched lights set in bolection molding above two cross panels. The elaborate floral design of the etched glass is paralleled by the ornate detail of the doorknob and brass doorbell, embossed with the initials of Dudley Pettengill Hall and Taylor's patent of October 23, 1860.

The square plan, hip roofed belvedere mirrors the symmetry of the overall architectural composition of the main block. It rests on a base sheathed with horizontal boards with a sill course separating it from the flush-boarded section above. Each face of this exquisitely articulated roof ornament typical of the Vermont Italianate style is detailed with twin, round arched windows with 1/1 sash and trimmed with bolection molding which flares at the sill. The shallow, hip roof repeats the low rise of the roof of the main block and has widely projecting eaves supported by paired, scrolled brackets. The whole is crowned by an ornate, turned and scrolled, wood finial.

A 1 story, hip-roofed porch stretches across the south front and west side facades of the main block. The chamfered columns have simple bases and capitals with bolection molding. The impost and flat arch under the eaves are trimmed with molding having a flat profile. The molded eaves cornice is detailed with dentils which are of a smaller scale as compared to those on the principal eaves cornice of the main block. The ceiling is sheathed with beaded matched boarding and latticework skirts the floor of the porch.

The 2-1/2 story wing (approximately 30'x 22') projecting from the east side of the main block is 3 bays long with a stone foundation, clapboard siding and an asphalt shingle roof with a corbelled,

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brick chimney stack rising from the ridge. Originally serving as a kitchen and carriage barn, the wing is simply trimmed and lacks the dentils of the eaves cornice on the main block; both the frieze and cornice return on the gable end. The 2/2 sash and trim detail with flanking shutters are identical to the details of the fenestration on the principal dwelling unit, with a modern triptych window on the first story of the north rear added c. 1977. A 1 story, polygonal solarium added c. 1978 projects from the south front facade. This glass enclosure features small "transom" lights atop large triple sash as defined by widely spaced muntins. It replaces an original greenhouse which was removed c. 1950. A small addition just to the left (west) of the greenhouse and extending the clapboarding of the main block serves as a first floor closet and was added c. 1977. A 1 story porch on the east flank of the wing was added c. 1989 and is a duplicate of that on the main block, replacing a small walkway and border garden. A wide arched former carriage bay is sheltered under the porch and has been infilled to enclose a pass-size door (c. 1983). The porch also shelters another pass-sized door at the extreme east end of the wing which accesses a stairway to the second floor (added after 1930). The wing was originally 1-1/2 story and was raised to 2-1/2 stories c. 1883.²

The 1-1/2 story wing at the eastern end of the dwelling unit has a cross gable on the south front facade. It rests on a stone foundation and has clapboard siding and an asphalt shingle roof. Formerly a carriage barn with two arched bays, the simple window surrounds, cross gable, 2/2 sash and facade articulation are the results of a renovation c. 1883 converting this wing into an office

² Unsigned letter to Cecil (Walter?) from Dorothy (?) at the Darling Inn, December 29, 1965, p.2, Riverside Historical Collection. "The picture shows the house as it was originally [Beers 1875 rendering]. Grandpa Hall, a hustler, did a good deal of further building. To answer Grandma Hall's objection that there wasn't enough closet room in the square part, one day he called his men off their jobs at the sawmill and raised the roof of the ell and made it a two-story ell with a cedar closet and three other closets." Despite the indications of this letter, certain characteristics of the interiors of the wings, including beaded match boarding wainscoting, suggest a date closer to the turn of the 20th century.

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for Dudley P. Hall and a hired hand's room (upstairs).³ Perhaps also at this time, the building was attached to the wing by extending the gable roof, thereby incorporating a portion of the 1 story, shed roofed privy wing at the east end of the 2-1/2 story wing as an interior room. The wing was further changed c. 1980 when a portion of the east end was removed to disconnect the structure from the adjacent barn. On the east gable end, a large double casement window and metal door (c. 1985) are set under an original 6/6 sash in the attic story of the gable.

Early photographs of the exterior of Riverside reveal that few substantive changes have occurred. The rendering of "River Side Cottage" in Beers' Atlas (1875) shows the main block as it exists today. The wings are present as 1-1/2 story structures with carriage bays, although the portion of the wing with the solarium is obscured by foliage in the rendering. Interior finish of the wings and evidence from letters and diaries of the family indicate that the wings were renovated c. 1883 for D.P. Hall by his mill workers.⁴ Photographs from the turn of the century show the 2-1/2 story wing, multilight solarium and the **cross gable** and **fenestration** replacing a carriage bay on the 1-1/2 story wing. Chimney stacks were rebuilt c. 1976.

Several changes in road/river alignments in the immediate vicinity of Riverside affect the present landscape context, although these changes are outside of the boundaries of the nomination. At mid-19th century when Riverside was constructed, the primary road from

³ Ibid., p. 2: "The picture shows the house as it was originally [Beers 1875 rendering]... The open shed with the two arches was made over into a hired man's bedroom and a big room that was Grandpa Hall's office with a safe and furniture for bookkeeping... There were many additions to the barn, for hay and cows." Interior details of the office wing suggest an alteration date closer to the turn of the 20th century.

⁴ Ibid. However, an interview with former resident and family friend, Allen Hodgdon, Guildhall, 5/92 indicates that a son/descendent of D.P. Hall, a college professor, required the renovations c. 1905 to be used as an office and living quarters during the summer.

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Lyndon to the Red Village crossed the Passumpsic River from the west bank via a covered bridge just northwest (upstream) of the estate and ran along the tracks and the river on the west side of the hill to the south of Riverside where the Lyndon Mill Company was located, The road was changed in the mid-20th century to run on the east side of the hill south of the estate, away from the railroad tracks, river and mill buildings. The road northwest of Riverside was brought onto the east bank of the river to eliminate the need for a bridge. The course of the river was changed to eliminate the need for two river crossings; the "oxbow" of the original river course remains on the east side of the river along the present road.

Early views of Riverside and photographs into the early 20th century reveal fields where there now are woods on the rolling hills to the north and east of the estate when the acreage was more extensive. An early, undated photo of c. 1870 looking northwest shows the road to Lyndonville crossing the Passumpsic River through a covered bridge and stacked lumber related to the mills along the length of it. The Lincoln house, on the extreme right edge of the photo and just west of Riverside, would have complemented Riverside and, together with the mill buildings, formed a cohesive district. The Lincoln House is seen as remarkably similar to Riverside: an Italianate residence of slightly larger scale with a belvedere that is wider and of lower profile than that of Riverside's. The south front, gable wall dormer has no lunette and is articulated as a central pavilion. In contrast to Riverside's extensive veranda, the Lincoln house has 1 bay, 1 story entrance porch with grouped columns and a balustrade corresponding to the projection of the pavilion as defined by the trim. This former estate has been converted to a nursing home with many alterations to the original design.

Interior, D.P. Hall House

The interior plan of the main block at Riverside is Georgian in conception. The central stairhall is flanked on each of the two principal floors by four rooms separated by interior chimneys

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having marbleized slate "fireplaces" from Fair Haven, Vermont.⁵ The fireplaces are decorative surrounds for ornate cast iron hot air grills for the central heating system. The open string staircase rises from the left portion of the central hall in a straight run to the second floor hall and again to the attic, where it winds to the belvedere. The natural finish, heavy newel post at the base of the staircase tapers upward and features a polygonal base separated from the similarly articulated shaft portion by heavily turned molding that is repeated in the flat-topped capital. The ease curves outward from the straight run of the stair rail to further emphasize the newel post. The natural finish, molded rail has two turned balusters per tread, each of which has molded nosing and stringers. The portion of the staircase in the attic/belvedere has solid panelling below a simply molded rail; the small, natural finish newel echos the outstanding principal newel post at the base with an abbreviated version that is polygonal and tapered.

Halls and rooms generally have narrow board hardwood floors as well as identical, painted trim made of symmetrical bolection moldings, molded baseboards, 4-panel doors with original porcelain knobs, and original window latches. Ceilings on the second floor have largely been replaced by sheetrock and have had replacement cornice molding added.

The southwest parlor (now library) features an ornate ceiling cove and cornice molding. A centered decorative plaster ceiling medallion is detailed with a flower and leaf motif and has a modern, though accurately styled, chandelier. The ornate white marble fireplace⁶ surround is the only marble fireplace in the house. The surround is highlighted by a carved "pear and leaf" motif set off by scrolls in the center. This ornament is flanked by molded triangular panels and topped by a gently curved mantel shelf. In 1933 the original hot air grill was removed, and a working fireplace was installed. The brick firebox was built to carefully fit into the opening of the marble surround. To each side of the fireplace are openings with molded surrounds (originally hung with portieres) that lead into the former library. A narrower

⁵ "Grandpa Hall's Business Papers for Riverside in 1867," letter in Riverside Historical Collection.

⁶ "Grandpa Hall's Business Papers. . .," cost of \$65 in 1867.

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room at the northwest rear of the plan was the original library and features a marbled slate mantel shelf on decorative iron brackets. Several original library bookcases are scattered throughout the two rooms on the west side of the first floor; these were initially located in the northwest rear, 1x2 bay room. It appears that the present bathroom opening from the northwest rear room at the center of the first floor plan may have originally been a windowless closet.

This southwest parlor is the "gilt" fireplace room, which is described as having beautiful, heavy wallpaper with Louis XIV-type feathery scrolls in a delicate brown with many flecks of gold on a cream background.⁷ A large oval gilt mirror as wide as the fireplace was hung over the mantel.⁸ Furniture was upholstered in a peach and gilt brocade, with one chair being entirely gilt. The striped linen/silk draperies were yellow, tan, and white. The rest of the ornaments were selected to carry out the cream and gilt effect.⁹

The southeast parlor features a window seat in the projection of the bay window, a molded baseboard and cornice, and a black and gold marbled slate mantelpiece.¹⁰ The heavily molded surround is styled similarly to that in the gilt parlor, except that a large "clawfoot" bracket is the center ornament and the "firebox" has its original ornamental cast iron grill for the central heating. The large ornamental plaster medallion in the center of the ceiling features large, radiating, fleshy leaves with a reproduction chandelier. The floor in this room is rough, wide boarding and was most probably always covered with carpeting.

⁷ Letter to Mrs. Kennedy, July 14, 1962, in Riverside Historical Collection.

⁸ "Grandpa Hall's Business Papers. . ." The cost of the mirror was \$81 in 1867.

⁹ Letter to Mrs. Kennedy.

¹⁰ "Grandpa Hall's Business Papers. . ." The mantelpiece cost \$45 in 1867.

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The former dining room at the northeast rear of the plan features similar trim details with an encircling wainscoting with raised, generally vertical panels. A long, rectangular opening into the kitchen in the wing is situated above the wainscoting and has 20th century, folding, molded, raised panel doors, indicating the probable date of the alteration. The original plaster ceiling cornice features egg-and-dart molding, with a cable molding set a short distance inside the perimeter of the ceiling to further decorate the whole. The plaster ceiling medallion features curved acanthus leaves and a reproduction chandelier.

The second floor of the main block features a double pile plan identical to that of the first floor. Flooring on this level is boarding from 6-8" wide fastened with cut nails. The southeast corner chamber (now the headmaster's office) is distinguished by a "Galway Green" marbled slate mantelpiece¹¹ with a decorative shield at the center, infilled with iron grillwork and similar in other detail to those in the parlors of the first floor. A closet with a small window into the bathroom of the wing serves this former bedroom. Trim includes standard baseboard, window and door trim, and cornice moldings. The 2x1 bay room in the northeast rear corner of the plan has a decorative iron grill in the projecting chimneypiece and is detailed identically. One window has been covered.

The mantelpiece in the southwest front chamber is "Red Pyranus" marbled slate¹² with detail identical to that in the corresponding east chamber. Trim moldings replicate those of the east chamber as well. The smaller 2x1 bay rear room on the northwest corner also has a decorative iron grill on the projecting chimneypiece with a marbled slate mantel shelf on decorative iron brackets.

A central, rear bathroom opening from the second story, central stairhall was windowless in 1962. Interior molding, including a picture molding, is identical to that throughout and suggests that this may have been a closet or washroom. It presently features a

¹¹ Ibid., cost of \$25 in 1867.

¹² Ibid., cost of \$25 in 1867.

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shower stall with "Riverside" and a tree painted on the tiles as well as modern, c. 1960 fixtures.

The stairway leads to the attic and belvedere that is reached by raising a vertically boarded door which serves as a "ceiling". Access through doors to attic space is provided as the staircase winds to the belvedere, which is finished with plaster and provides a fine outlook over the valley.

The first floor of the 2-1/2 story wing projecting to the east from the main block is occupied by a kitchen which was renovated c. 1976. Three doors open from the east side of the kitchen to the shed portion of the wing. The door at the northeast rear opens into a pantry which has cabinets with wide, beaded boards. Another at the center of the kitchen opens via a Queen Anne style door with stained glass perimeter lights into a small, square entry hall with natural finish, beaded wainscoting and an exposed, modern chimney stack. The door at the south front opens into a closet having a fixed, single 6 light sash. The kitchen also provides access to the greenhouse designed by Architect John Rahill c. 1977 and another closet in the southwest corner added at approximately the same time.

The remaining portion of this 2-1/2 story wing is an enclosed former shed space in which a staircase to the second floor has been added (after 1930, southeast corner) and which shelters entrances to a storage room and privy in the north rear of the plan. The privy extends as a 1 story, shed roofed wing at the former northeast rear corner of the wing and has now been enclosed. The room presently used for storage has a communicating door to the pantry and a window that has been boarded over. The exterior-type clapboarding on the walls in the shed/carriage bay portion just east of the kitchen and defining the storage room, privy and closet previously described indicate that the wing may have been built in stages.¹³ The large former carriage bay also has a beaded board

¹³ However, the lack of weathering of the clapboards could indicate that this may have been the original finish even if the carriage bay was built concurrently. The lack of weathering may also indicate that the addition of the arched bay was made soon after the pantries and outhouse were built to shelter and enlarge

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ceiling that is naturally finished.

The second floor of the wing, raised and occupied c. 1883, has had its original plan slightly altered. A hallway leads from the northeast rear room of the main block, with a cedar closet on the left (north), a bathroom on the right (south), another closet on the right, a long room on the left and another room at the end of the hall (southeast). The bathroom features a marbleized slate sink on metal, cable brackets, a clawfoot tub and a toilet on a stone base. All detail in the bathroom is natural finish, with fir wainscoting having narrow, beaded vertical boarding, a molded chairrail, window and door trim having corner blocks with patera and a built-in drawer and cabinet. The cedar closet has iron hooks and metal braces. The long room at the north rear appears to have been divided into at least two smaller rooms, judging from breaks in the floor boards. A new, small triangular trap door at the end of the long, rear room leads to an attic which was formed when the two wings were joined and reveals the wood shingle roof of the 1 story privy that was originally an exterior, 1 story shed-roofed wing. An exit to a staircase provides egress to the outside from this portion of the wing. A large, double doorway connects the rear room to that on the southeast end/corner of the wing.

The 1-1/2 story wing at the east end of the house was formerly separated from the house and wing, attached to the barn, and served as a carriage shed. The western portion adjoining the wing, now a shed room reached by an arched opening, was formerly exterior space roofed over and joined to the 2-1/2 story wing most probably during the c. 1883 renovations. The western portion of the structure was converted c. 1883 into an office, bathroom and bedroom (upstairs), with the eastern portion remaining a carriage shed until renovated c. 1980. A staircase arose from the center of the building which was removed in recent renovations c. 1980, when a portion of the eastern end was removed to separate the structures for fire insurance reasons. Interior finish of the first floor reveals the beaded board wainscoting typical of the renovations of the larger wing. The upstairs bedroom is finished in plaster.

the wing.

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Vermont**2. Riverside Barn, c. 1866.**

Formerly finished with 3 levels, this 2x4 bay, post and beam, gable roofed building has an Italianate style, hip-roofed cupola with twin, arched louvered openings and finial.¹⁴ Oriented with its 2 bay, gable end facing south, the eaves facade of the barn forms an ell with the house and adds to the formal landscape arrangement of the "courtyard" with its cedar circle. Measuring 45'x16', the barn rests on a stone foundation and has clapboard siding and an asphalt shingle roof. The facade is articulated with plain cornerboards and a complete entablature which returns on the gable ends. The large, double doors on the west facade facing the cedar circle are vertical board (one door has a pass-size door cut in it) and slide along a track running the full length of the side. A sliding, vertical board door provides access to the ground level on the south end of the barn. Pass-size, 4-panel doors set in plain trim pierce the north gable end and the east eaves facade. Fenestration is mixed and includes small, square stall lights on the south gable end as well as original 6/6 sash and 2/2 sash in the gable. A photograph from c. 1915 shows 6/6 sash in the attic gable.

The post and beam structure is evident on the interior. Large timbers comprise the principal framing members of the double braced bents as well as the connecting sills, hayloft level timbers and plate. Dimensional sawn studs provide further support for the walls. The dimensional sawn roof rafters meet without a ridgepole and are tied near the peak with dimensional boards. Interior stables were removed in 1987 when it was converted to a theater for both school and community. The hay loft level has been removed on the interior and a stage has been constructed on the north end. Two of the floor joists from the loft level have also been removed. The walls of the main level are finished with horizontal boards.

The barn was originally connected with the carriage barn/wing of the house until alterations occurred c. 1980 to separate the buildings. Renovations c. 1991-92 have added a wood entrance with a wheelchair ramp to the west eaves facade and small, wood entrance

¹⁴ Op Cit., "Grandpa Hall's Business Papers for Riverside in 1867" indicate that a gilded barn ornament, a weathervane, was originally atop the cupola, which cost \$41 to purchase.

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porches on the north and east eaves facades. Foundation work and selected clapboard replacement also occurred in 1991 with interior flooring replaced in 1992.(funded in part by a State Historic Preservation grant).

D.P. Hall raised Jersey cows and Morgan horses at Riverside. According to local tradition, the barn is said to have been moved here from a site up on the hill to the east. The Beer's Atlas map of 1875 indicates that D.P. Hall owned what appears to have been a farm up the hill to the northeast where there is now recently developed housing on a portion of the presently discontinued through road. It is likely that this would have been the source of the barn. However, the barn that was moved to Riverside may have been that discussed below (#3).

3. Barn site, c. 1880, removed c. 1950.

Now occupied by a concrete slab used as a basketball court for Riverside Day School students, this site was the location of a smaller scale barn from c. 1880 until the ruins were removed in the mid-20th century. Not evident in the Beers Atlas rendering of 1875, historic photographs show a 2 level barn set with its gable end facing west on the cedar circle and joined to the southeast portion of the gable end of the larger barn (#2) by a small, 1 story, gable roofed wing. The barn was clapboarded and had plain trim and simple eaves, with a pedimented gable end. Stall sash was fixed 9, with 6/6 sash in the peak. This may be the barn that is recorded to have been moved (see #2).

4. Granary, c. 1880.

This exquisitely detailed, Italianate style structure is 1-1/2 stories with a gable roof surmounted by a polygonal cupola. Measuring 20'x32', the granary features a stone foundation, clapboard siding and an asphalt shingle roof. The facade is articulated with corner pilasters and a complete entablature with paired brackets which returns on the gable ends. The structure is uniquely fenestrated with oculus windows with heavy bolection molding, as well as a 6/6 sash in the gable trimmed with a heavy cornice cap molding. An original 4-panel door set in simple trim with heavy cornice cap molding pierces the west gable front facade. A door was added to the east side c. 1987 for fire safety reasons. The outstanding, polygonal cupola rests on a square, clapboarded

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base; each face features an arched, louvered vent and the cornice is decorated with paired brackets. Framed with dimensional lumber and sheathed with wide boards, the clapboards have the same 3-1/2" exposure as those on the house. Original grain bins on the interior were removed in 1987 when the building was converted to a woodworking shop.

The outstanding Italianate detail of the granary suggests that it was part of the original architectural conception of George Ropes, Jr. for Riverside. The structure is not evident on the Beers Atlas rendering of Riverside in 1875 which depicts a 1 story, shed roofed shed surrounded by horses and a fence. If the granary existed, it may have been located behind the shed and thereby beyond the scope of the drawing. A construction date of c. 1880 has therefore been postulated.

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Riverside, designed in 1866 by Boston architect George Ropes, Jr., is a well preserved example of a 2 story, hip-roofed, Italianate style residence surmounted by an ornate belvedere and with an exquisitely detailed veranda as well as attached wings. Located at the corner of Lily Pond Road and the Red Village Road in Lyndon, Caledonia County, in the Northeast Kingdom of Vermont, the eight acre estate includes a barn (1866), barn site (c. 1880), and a granary (c. 1880) designed with similar Italianate style details. The original, grandiose, landscaped setting continues to elicit the aura of importance attributed to Riverside as the residence of regionally prominent, 19th century mill owner, Dudley P. Hall. The property is situated in close proximity to the Passumpsic River, the former estate of mill business associate, B.F. Lincoln, and the associated lumber and grist mill buildings of their Lyndon Mill Company on the former Connecticut and Passumpsic Rivers Railroad (now Canadian Pacific Railroad). The Lincoln home, now a nursing home, and the former mill resources are situated outside of the boundary of the present nomination. Occupied until c. 1976 by Hall family descendants and currently by the Riverside Day School, the estate continues to evoke the original function and architectural significance with regard to integrity of location, design, setting, materials, workmanship, feeling, and association.

The elegance of the estate, the buildings of which are painted light gray with dark gray trim and dark red accents, is augmented by the retention of many of the original landscaping elements of its setting. Placed well off the road in an open field, the grounds in the immediate vicinity of the buildings display original plantings now grown to maturity. A sweeping, circular drive on the south front of the house enhances the ell arrangement of the domestic and agricultural outbuildings with an overgrown, semi-circular cedar hedge on its inner perimeter. Large white pines, fir trees, deciduous trees, and lilac bushes of the formally designed landscape remain in original locations to provide testimony to the social prominence of the first owner, Dudley P. Hall. As originally designed, the low, trimmed cedar hedge formed a complete circle which was broken at the center front entrance of the house by a path cutting across the center of the park to an

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Riverside, located in the town of Lyndon, Vermont, is significant architecturally as an excellent example of a self-made industrialist's post Civil War country estate, with a house, barn, and granary, all in the Italianate style, in a landscaped setting with farm fields beyond. The house, built in 1866-67, was designed by Boston architect George Ropes, Jr., who also did the plans for several other buildings in Lyndon and nearby St. Johnsbury. The buildings on the estate retain the majority of their notable design qualities. Riverside was built for Dudley Petingill Hall, a regionally prominent lumber mill owner who started mills in Bradleyvale (town of Concord) and East Burke (town of Burke) in the mid-1800s and established the Lyndon Mill Company in 1867. Thriving villages grew up around the first two mills, and the latter company, with five saw mills and a grist mill, produced five to six million feet of lumber yearly. The property remained in the family until 1977.

Riverside is significant as a well-preserved country estate with three historic buildings, historic barn foundation, and the remains of the historic landscaping around the house. The house was designed by Boston architect, George Ropes, Jr., who also designed the Vinton House in Lyndon; Thompson Hall, the original building at Lyndon Institute; and the Bank Block on the corner of Main Street and Eastern Avenue in St. Johnsbury. The house is a fine example of the Italianate style. Notable exterior features are the porch with its chamfered posts, the double door, the large dentils in the cornice, and the crowning belvedere with elaborate finial, round arched windows and bracketed cornice. The house also has a notable interior with marbleized slate mantelpieces, ceilings with molded cornices and medallions in principal rooms, and molded woodwork. The barn has a cupola that is a simplified version of the belvedere on the house. The granary is exceptional, with round windows, a bracketed cornice, and six-sided bracketed cupola.

The estate is adjacent to the estate of Hall's business partner, B.F. Lincoln, who also had an Italianate style house (now altered), and the site of the Lyndon Mill Company (just to the southwest on the Passumpsic River and the railroad). The estate is just north of and on the former property of the

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Cahoon House, an imposing Federal style house built c.1800.¹ Riverside was the home of D. P. Hall during his most productive years until his death in 1885.

Hall was born on October 2, 1820, in Hart's Location, Bartlett, New Hampshire. He was the third son in a family of ten boys and one girl. At an early age he became involved in the lumbering business, a booming northern New England industry in the first half of the 1800s. In 1843 Hall was in Concord, VT, and married Amelia Gregory of that town.² The new family first moved to St. Johnsbury and oversaw the Fairbanks Farm,³ a model farm that was part of the Fairbanks Scale Works. After the birth and death of their first child, the Halls moved in 1845 to Bradleyvale, near North Concord. In just a few years Hall erected mills and built up a small village. In 1851 he expanded his business by buying the grist and saw mill and other property in East Burke.⁴ Before beginning business a flood carried away the buildings, leaving a great gulf in the busiest part of the village.⁵ Rebuilding began quickly and soon Hall's industries gave to the village the "greatest

¹ This land was first divided from the Cahoon farm in 1855, passing through a Cahoon son to Henry Chase in 1863 and from Chase to Alvah Hall in 1866 for \$800. Alvah, Dudley Hall's brother, deeded the lot to Dudley's wife Amelia in 1867. It appears that direct ownership by D.P. Hall was avoided perhaps to protect it from a possible business failure; Chase and Alvah seem to have participated in the financial beginnings of the Lyndon Mill Company venture.

² Accounts vary as to Mrs. Hall's name--either Aurelia and Amelia. A gravestone for the Hall's first infant son, Albert, in the Riverside house reads "Amelia H." as do deed transactions of the 1860s.

³ Special Illustrated Lyndonville Journal, July 1, 1896.

⁴ William H. Jeffrey, Successful Vermonters: A Modern Gazetteer of Caledonia, Essex, and Orleans Counties. (East Burke, Vt.: Historic Publishing Co., 1904), p. 237.

⁵ Lyndonville Journal, July 1, 1896.

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boom it ever had".⁶ Spurred by the industrial activity associated with the mills, a thriving village replaced the former small hamlet of E. Burke as had occurred in Bradleyvale. The Burke home of D.P. Hall exists on a town road southeast of the village.

The lumber industry declined in 1856 due to a trial of free trade with Canada⁷. Owing to a failure of the Portland lumber firms, Mr. Hall suffered grave financial losses which were not recovered until he had built up a large business in the Lyndon Mill Company.

D.P. Hall moved to Lyndon Corner in 1864, when he had arranged to purchase the Cahoon waterpower on the Passumpsic River through raising subscriptions for \$1000.⁸ The Lyndon Mill Company was formed in 1867 by Dudley P. Hall, Sumner S. Thompson, Benjamin F. Lincoln and George Ide,⁹ and continued in business as such until disbanded in 1883 due to large business investments in the mid-west. The company owned the grist and saw mill near Riverside,

⁶ Ibid., p.237.

⁷ Mabel Hall Walter, "Dudley P. Hall", paper in Riverside Historic Collection. Lyndonville Journal of July 1, 1896 describes the depression of 1856 as due to a "trial of **fur** trade with Canada" rather than as a "trial of **free** trade" as M.H. Walter indicates.

⁸ letter from D.P. Hall to Hon. E.B. Chase, E. Burke, March 14, 1863, in Riverside Historical Collection. "I have fastened the trade with G.C. Cahoon so that now if we can raise \$1000 I can get the Grist and Saw Mill in operation the present season. I have engaged William Duncan of Lebanon, NH to supervise the building of the Grist Mill..." Hall also talks of building a factory there after the mills were completed and of constructing a side track from the railroad.

⁹ William H. Jeffrey, Op. Cit., p. 236. However, a pictorial rendering in Beers Atlas of 1875, p. 63, indicates that the Lyndon Mill Company was incorporated in 1856, with Thompson as President, Ide as Vice President and Lincoln as Secretary and Treasurer.

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which was also the location of the office.¹⁰ Four other sawmills owned by the Lyndon Mill Company were situated on the Passumpsic river, processing timber from several thousand acres of company owned forestland in Caledonia and Essex counties as well as logs from various other forestry operations.¹¹ The output of manufactured lumber was from five to six million feet per annum, with a thriving business in the grain and feed line in addition to custom grinding.¹²

While D.P. Hall was establishing his Lyndon mill business, he was concurrently having Riverside constructed according to the plans of George Ropes, Jr.¹³ Initial building of the estate continued through 1868.¹⁴ Descriptions of various of the original furnishings and, especially, the "gilt" room (may be southwest parlor), give a good picture of the opulence with which Riverside was furnished and the gracious life-style of the Hall family.¹⁵ Also at this time his business associate, B.F. Lincoln, built his outstanding Italianate mansion in close proximity to Riverside, both facing south toward the Cahoon House as well as the corporate and mill buildings of their joint manufacturing enterprise. The Lincoln residence appears larger in scale, less delicate in articulation, and with slightly different finish details. It is not known if Ropes also designed the Lincoln House.

¹⁰ F.W. Beers, County Atlas of Caledonia Vermont. (New York: F.W. Beers & Co., 1875), p.33 Lyndon Map.

¹¹ William H. Jeffrey, Op. Cit., p.237.

¹² Ibid., p. 237.

¹³ Jan. 1867 receipt in payment of a bill from George Ropes, Jr. for \$50.00 architect's fee, in Riverside Historical Collection.

¹⁴ evidence from bills from suppliers in Riverside Historical Collection.

¹⁵ Letter to "Mrs. Kennedy", July 14, 1962, in Riverside Historical Collection. This may be correspondence between Elizabeth Walter Nelson and Dorothy Walter. See Section 7 of this nomination for further description of the "gilt" room.

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D.P. Hall increased his business dealings in the early 1870's when he became an agent for the Horace Fairbanks' (Fairbanks Scales) pinelands in Michigan and invested in large acreages there for himself. It was his contract with Erastus Corning of Albany, NY for the manufacture of an immense amount of lumber from the Corning holdings in N. Michigan and the consequent operations necessary to fulfill the contract that caused the Lyndon partnership to be dissolved in 1883. D.P. Hall acquired malaria in Michigan resulting in his death in 1885, leaving Mr. Lincoln, his business partner to complete the Corning lumber contract. The lumber business appears to have survived in Lyndon as "Hall and Chase, manufacturers and dealers in lumber at wholesale and retail".¹⁶

Riverside continued to be occupied by Mrs. Hall and several of her children until her death in 1894. In 1886 daughter Mabel had married Charles T. Walter of St. Johnsbury. Mr. Walter was the manager and editor of the weekly St. Johnsbury Republican newspaper during its period of independent publication until 1920, when it merged with the weekly Caledonian, continuing publication until 1958. The couple first lived at 64 Summer Street in St. Johnsbury, with their primary residence at Riverside, sometimes spending only the winter in St. Johnsbury.¹⁷ At Riverside they raised a large family of genteel, well educated children; several daughters graduated from Brown in Providence, R.I. after attending Lyndon Institute. After the Colonial Apartments were constructed in 1928 in St. Johnsbury, Charles and Mabel Walter made their winter

¹⁶ heading on stationary in Riverside Historical Collection. A listing in Hamilton Child's Gazetteer of 1887 lists Hall & Chase as proprietors of a saw mill and dealers in lumber (Hall estate and Charles P. Chase) to indicate this firm succeeded the Lyndon Mill Company.

¹⁷ Directory listings for Lyndon and St. Johnsbury reveal that C.T. Walter is listed as manager of the Republican, with his residence in Lyndon during the latter part of the 19th century and the first quarter of the 20th century. Hamilton Child's Gazetteer of 1887 lists Charles T. Walter as boarding at the St. Johnsbury House with a residence in Lyndon.

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residence there until C.T. Walter's death in 1935.¹⁸

Riverside continued to be occupied during summer months by Mabel Hall Walter, and Alice and Bert, her sister and brother-in-law, with Mabel's daughter, Dorothy Walter taking charge of overseeing the household and another daughter, Elizabeth Walter Nelson, assisting from her nearby residence in E. Burke. At the end of the 1930's, a new wood furnace was installed, replacing the huge brick furnace that burned four foot wood.¹⁹

It is during this first quarter of the 20th century that the literary activities of these later occupants of Riverside and direct descendents of Dudley P. Hall are first mentioned. Mabel Walter acted as visiting poetry critic to the Rutland Herald, and Dorothy Walter, a Brown graduate, was occupied writing a memorial to Rev. Perrin Fiske that was later published as "A Yeoman of the Lord".²⁰

However, with the outbreak of World War II, the estate was left vacant for a period of years, as Dorothy, Alice and Bert stayed in Providence, Rhode Island and Elizabeth Walter Nelson resided at Hilltop in East Burke. Dorothy Walter inherited Riverside, apparently, after the death of the various Hall relatives, continuing to use Riverside periodically and in the summer. Electricity was gradually extended to various portions of the house, a new roof, chimneys, foundations walls and an artesian well were installed.²¹ When Elizabeth Walter Nelson inherited Riverside after Dorothy's death in 1967, she sold the 207 acre "Brown Farm" (located on the hill to the northeast) and was able to

¹⁸ Elizabeth Walter Nelson, "Riverside in After Years", Columbus, Mississippi, April 15, 1975, Riverside Historical Collection.

¹⁹ "Riverside in After Years", Op. Cit., p.4.

²⁰ Ibid. p. 4.

²¹ Ibid. It is not known what the exact years were of these improvements as a date is not mentioned. It seems to be in the late 1950's.

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make many improvements to Riverside, including painting it the present gray and red color scheme, wallpapering interior rooms, installing a septic system and general maintenance. Riverside continued to be occupied only seasonally, as Mrs. Nelson also continued to own her East Burke home, Hilltop.

Riverside was sold from the original descendants of D.P. Hall in 1976, and is presently occupied as a private, day school for grades four through eight. Ongoing renovations are in keeping with the original integrity of the estate, which continues to evoke, through its fine architectural design, the importance of its socially prominent owners throughout the years.

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Interviews

Ruth Vinton, Lyndonville, 2/92

Brian Woods, Sutton, 2/92

Robert W. Ware, Burke, 2/92

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10. Geographical Data

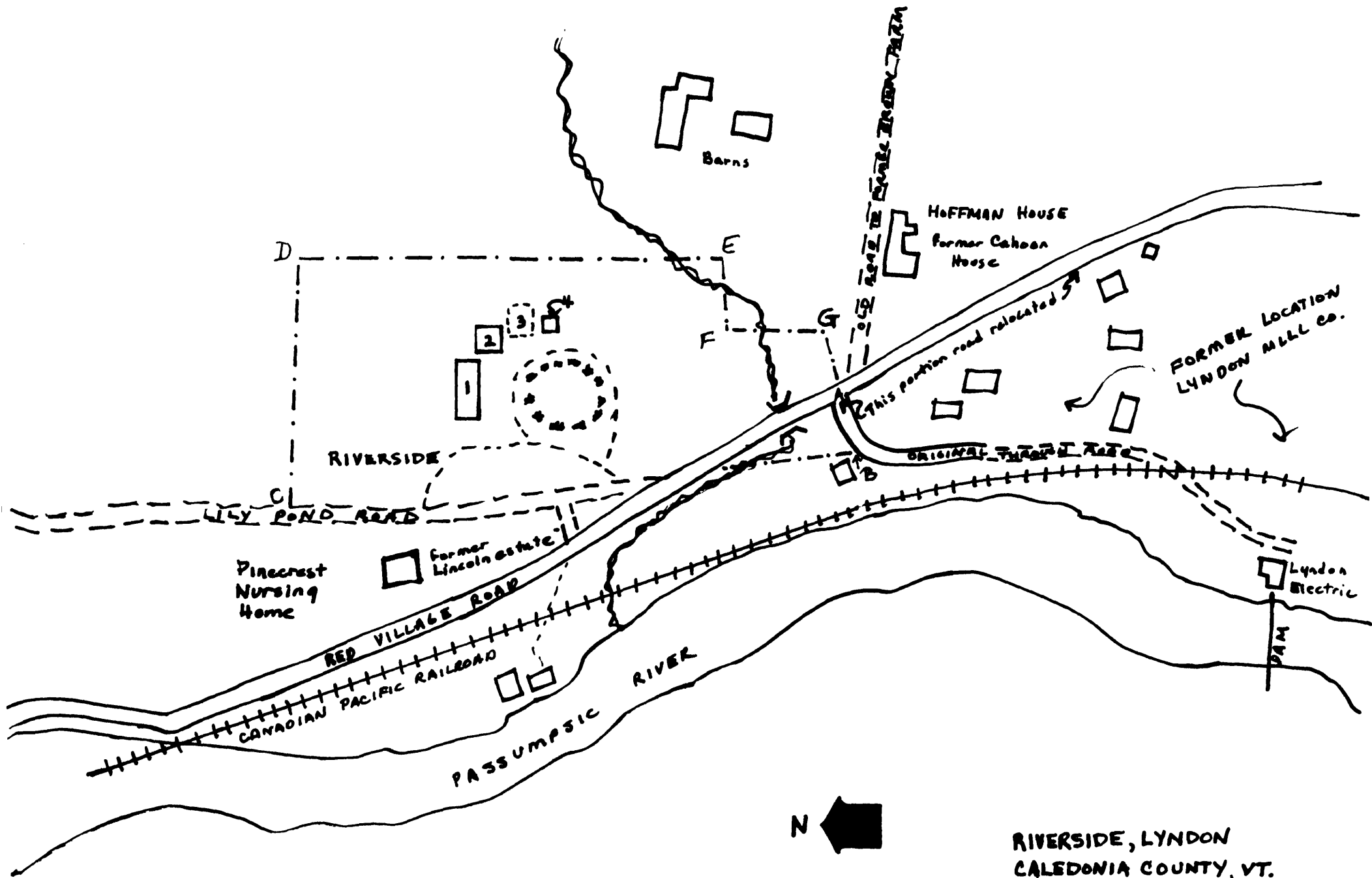
Verbal Boundary Description

The property is a roughly rectangular lot with an irregular southern end. Its western boundary is Town Highway #36 and part of the southern boundary is Town Highway #2. The description of the boundary is found in two deeds recorded in the Lyndon Town Land Records--one in Book 87, page 533, and the other in Book 97, pages 126-128.

The boundary begins at point A on the north side of T.H. #68 where it intersects with the west side of T.H. #2; thence proceeds westerly along the north side of T.H. #68 approximately 75' to point B; thence proceeds northerly approximately 200' to T.H. #2 and crosses said highway and continues northerly approximately 600' to point C; thence proceeds easterly approximately 400' to point D; thence proceeds southerly approximately 700' to point E; thence proceeds westerly approximately 100' to point F; thence proceeds southerly approximately 150' to point G; and thence proceeds west-southwesterly approximately 100' and across T.H. #2 to the point of beginning.

Verbal Boundary Justification

The nominated property includes the land in common ownership that is historically associated with Riverside. The boundary includes the historic buildings, landscaped drive/gardens, and fields that maintain the historic integrity of the original subdivision of the land from what was the Cahoon Farm in the 1860s. The nearby Brown Farm, once associated with the property, was sold in the 1960s and is not included in this nomination.



RIVERSIDE, LYNDON
 CALEDONIA COUNTY, VT.

UTM REF. :
 18/26200/4933040
 APPROX. SCALE 1" = 200'